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COUNTY OF COLLIN

Pursuant to the provisions of Section 209.004 of the Texas Property Code, the undersigned property owners' association hereby records this Property Owners Association Management Certificate for **Stinson Highlands Owners Association**.

1. The name of the subdivision is Stinson Highlands.
2. The name of the association is Stinson Highlands Owners Association.
3. The recording data for the subdivision is as follows:

Subdivision

Recording Data

Stinson Highlands Ph.1

Document No. 20120613010001440
in Cabinet 2013, Page 210, recorded
June 13, 2012, in the Real Property
Records, Collin County, Texas

Stinson Highlands Ph.2

Document No. 20130701010002040,
recorded July 1, 2013, in the Real
Property Records, Collin County,
Texas

Stinson Highlands Ph.3

Document No. 20170331010001620,
recorded March 31, 2017, in the Real
Property Records, Collin County,
Texas

4. The recording data for the declaration and any amendments to the declaration is as follows:

Declaration of Covenants, Conditions and Restrictions for Stinson Highlands Owners' Association, recorded October 19, 2012, Document Number 20121019001331840 of the Real Property Records of Collin County, Texas.

First Supplement to Declaration of Covenants, Conditions and Restrictions, recorded February 19, 2020, Document Number 20200219000230670 of the Real Property Records of Collin County, Texas.

Appendix "C" Correction Amendment to the Declaration of Covenants, Conditions and Restrictions for Stinson Highlands, recorded on March 30, 2015, Document Number 20150330000349530 of the Real Property Records of Collin County, Texas.

2013 New Home Sales Amendment to the Declaration of Covenants, Conditions and Restrictions for Stinson Highlands, recorded on June 19, 2013, Document Number 20130619000854970 of the Real Property Records of Collin County, Texas.

Maximum Lots Amendment to the Declaration of Covenants, Conditions and Restrictions for Stinson Highlands, recorded on July 9, 2015, Document Number 20150709000844040 of the Real Property Records of Collin County, Texas.

5. The name and mailing address of the association:

Stinson Highlands Owners Association
c/o Neighborhood Management
1024 S. Greenville, Ste. 230
Allen, TX 75002

6. The name, mailing address, telephone number, and e-mail address of the person managing the association or the association's designated representative is as follows:

Neighborhood Management, Inc.
Beverly Coghlan
1024 S. Greenville, Ste. 230
Allen, TX 75002
972-359-1548
managementcertificate@nmitx.com

7. The website address of any Internet website on which the association's dedicatory instruments are available in accordance with Section 207.006 is:

<https://neighborhoodmanagement.com>

8. The amount and description of a fee or fees charged by the association relating to a property transfer in the subdivision is as follows:

Resale Certificate Fee	\$375.00
Updated Resale Certificate Fee	\$75.00
Transfer Fee	\$250.00
Optional Inspection Fee	\$150.00

Initiation fee from Developer/
Builder to Homeowner \$500.00

Reserve Fee Half of yearly assessment

9. Other information the association considers appropriate:

For all resale and refinance information, please go to
<https://www.homewisedocs.com/>

IN WITNESS WHEREOF, this Property Owners Association Management Certificate is hereby executed by its duly authorized agent on this 9th day of September, 2021.

Stinson Highlands Owners Association,
a Texas non-profit corporation

By: Beverly Coghlan
Name: Beverly Coghlan
Title: President

ACKNOWLEDGMENT

STATE OF TEXAS §
§
COUNTY OF Collin §

This instrument was acknowledged before me on the 9th day of September, 2021, by Beverly Coghlan, Managing Agent of Stinson Highlands Owners Association, a Texas non-profit corporation, on behalf of said non-profit corporation.

Deann Weeks
Notary Public in and for the State of Texas

My Commission Expires: 8-5-2024

